

Broadcast Way

Office Space For Lease

GROWTHPOINT
PROPERTIES AUSTRALIA



Crows Nest

North Sydney

Sydney CBD

A Powerhouse Workplace For Your Business

Welcome to 4 Broadcast Way, where modern sophistication meets unparalleled functionality.

Designed for businesses that demand more, this workspace offers a blend of high-quality amenities with a best in class fit out.

Building Features



3,928sqm office space available

- Level 3: 2,333sqm available
- Level 5: 1,595 sqm available



Modern A-Grade office building



5 Star NABERS Energy Rating



Turnkey move-in ready



Brand new on-site café



Dedicated shuttle bus to St Leonards CBD



22 secure car parks available



Private access to outdoor balcony



Brand new end of trip facilities



A Premier Workspace Designed for Success



Imagine a workspace where every detail is designed with success in mind. 4 Broadcast Way is an A Grade building nestled in a suburban metro location, offering an array of amenities to enhance the daily experience.

Step into the newly unveiled ground floor café for a refreshing break, utilise the state-of-the-art end-of-trip facilities, and enjoy the welcoming ambiance of the newly refurbished lobby.

With usable balconies that invite natural light and fresh air, and a plug-and-play tenancy equipped with a high-quality fit-out, this office is ready to go.



Plug-and-Play Office Space



A Modern Makeover for a Dynamic Workspace

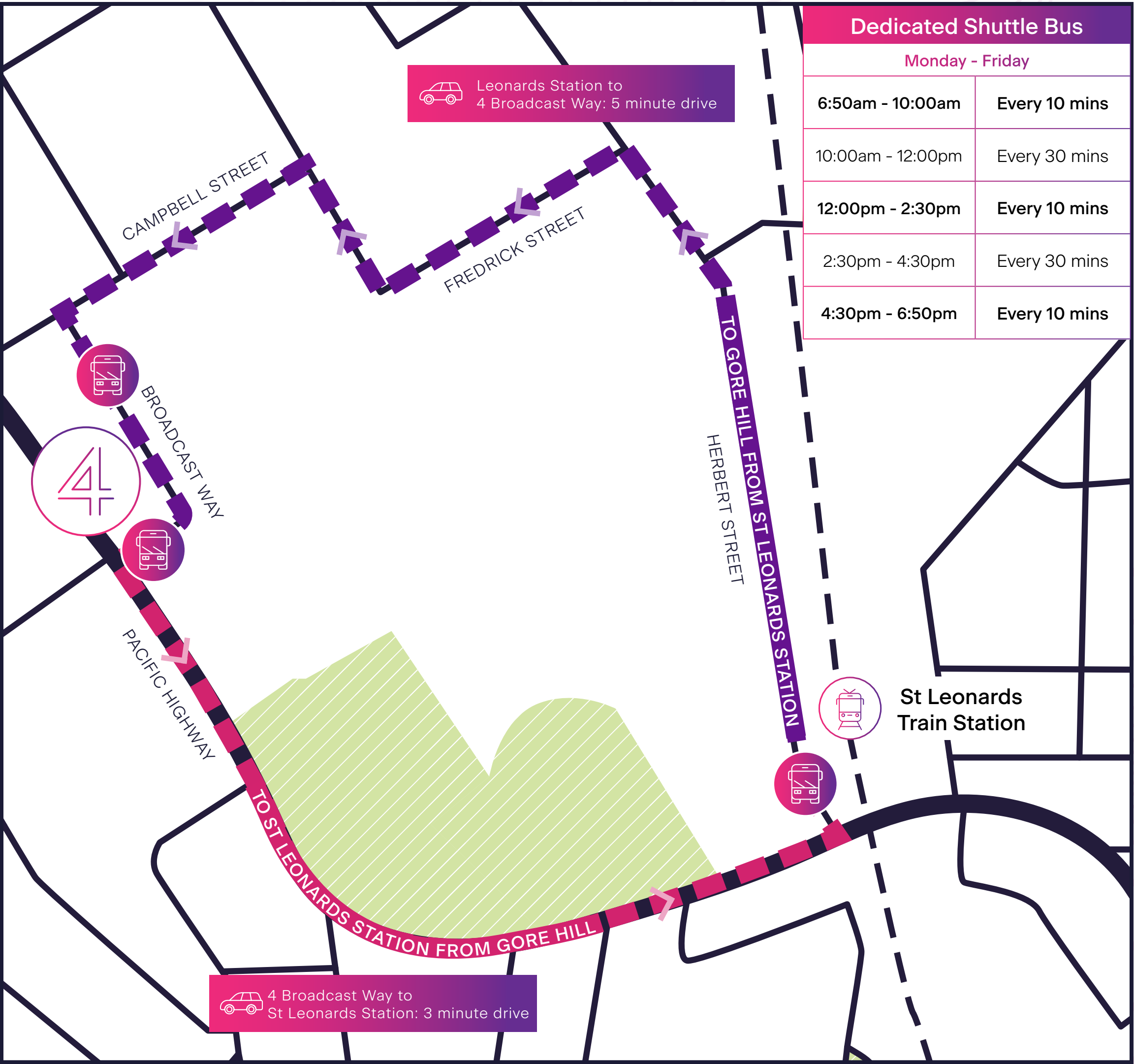
The recent building refurbishment is more than just an upgrade; it is a reimagining of the workspace experience. The ground floor now features a brand new café, perfect for casual meetings or a moment of relaxation. Refurbished end-of-trip facilities and a modern lobby greet each new day, ensuring the workspace feels welcoming and functional.



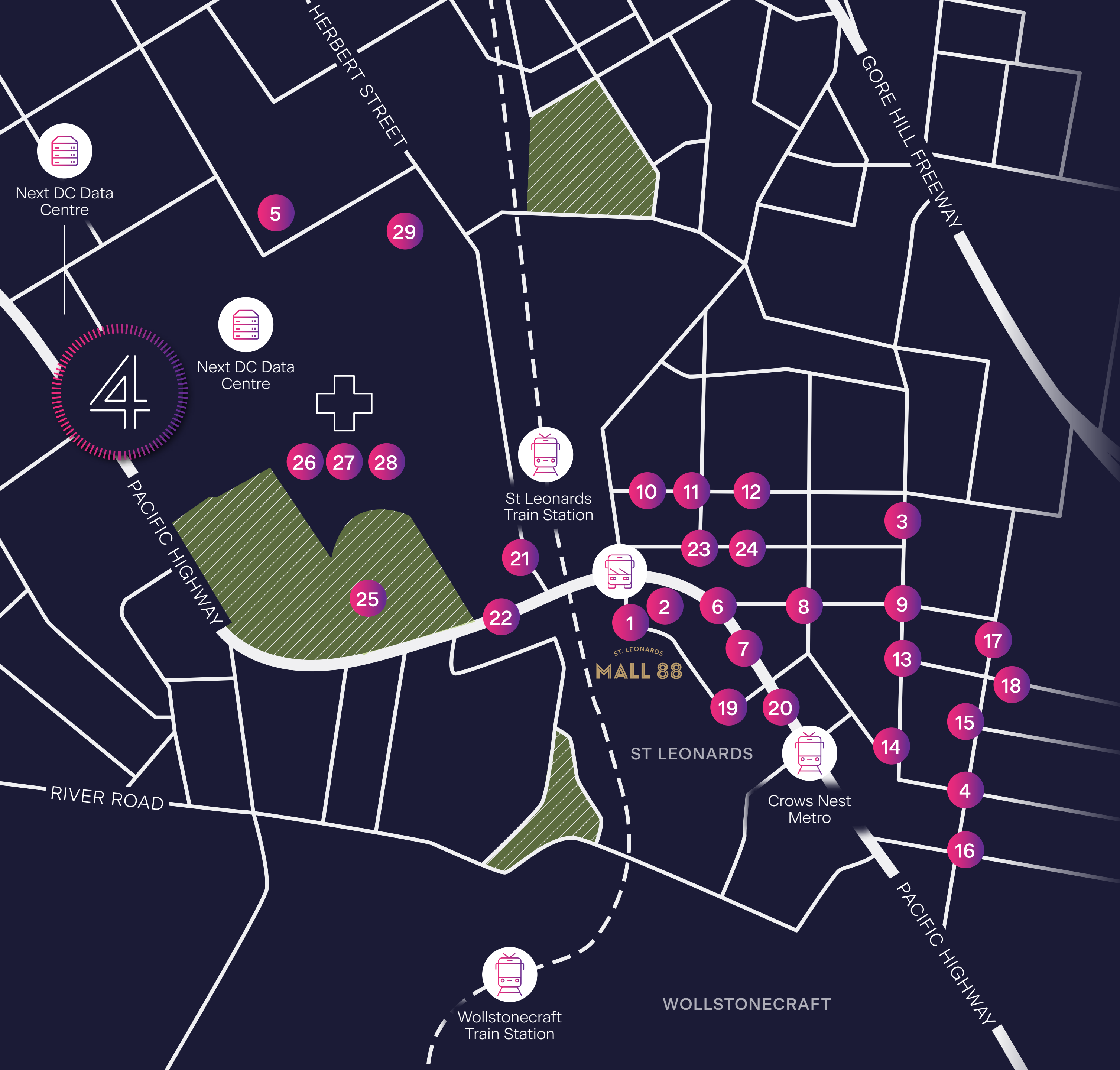
Effortless Connectivity for Your Commute

Located just a short distance from the St Leonards Train Station, 4 Broadcast Way ensures seamless connectivity for your daily commute.

Our dedicated shuttle bus service runs every 10 minutes during peak times and lunch hour, connecting Gore Hill Business Park with St Leonards station, making your journey to and from work hassle-free.



Everything At Your Doorstep



RETAIL AMENITIES

1. Mall 88 St Leonards
2. Coles St Leonards
3. Coles Crows Nest
4. Woolworths Crows Nest



FOOD & DRINK

5. Home HQ
6. Sekka Dining
7. Moon Phase
8. The Wooden Whisk
9. Crescent Croissanterie
10. The Rice Den
11. Song Nhi Vietnamese
12. Petermen
13. Chill
14. El Jannah Chicken
15. The Stoned Crow
16. Crows Nest Hotel
17. Garfish
18. BahBQ Brazilian Grill



FITNESS AND WELLNESS

19. Fitness First Platinum
20. Plus Fitness 24/7
21. Jetts St Leonards
22. Strong Pilates St Leonards
23. BFT St Leonards
24. Pilates 360 St Leonards
25. Gore Hill Oval



NORTH SHORE MEDICAL PRECINCT

26. Royal North Shore Hospital
27. North Shore Private Hospital
28. North Shore Health Hub
29. Ramsey Clinic Northside



Train Lines



Parks

Broadcast Way: Where Business Meets Serenity

Strategically located near the Gore Hill business park and St Leonards district, 4 Broadcast Way provides essential amenities and excellent transport connectivity.

Gore Hill Oval and North Shore Health Hub are close by providing convenience and local green space.

St Leonards offers dining options and easy public transport links which can all be accessed by the dedicated shuttle bus line.



St Leonards Train Station



Gore Hill Oval



The Rice Den



The Rice Den



Mall 88



Mall 88 Dining Precinct



Royal North Shore Hospital

Meet Your Neighbours

This precinct is highly sought-after by national and international businesses – and with good reason. It's a powerhouse location for businesses at the top of their game.



GRAVITY MEDIA



Stack Plan



LEVEL	AREA	AVAILABILITY
5	1,595 SQM*	FOR LEASE available from January 2027
4	2,349.5 SQM*	LEASED
3	2,362.5 SQM*	FOR LEASE
2	2,154.5 SQM*	LEASED
1	2,059 SQM*	LEASED
G	Office 1,474.5 SQM*	LEASED
	Retail 71 SQM*	LEASED
LG	2,404 SQM*	LEASED
TOTAL	14,470 SQM*	

Floorplate

Level 3

Total Area: 2,362.5 sqm*

Board Room (24 People)	2
Meeting Rooms (12 People)	4
Meeting Rooms (10 People)	2
Meeting Rooms (4 People)	4
Meeting Rooms (3 People)	1
Large Breakout Area	1
Large Reception Area	1
Privates Offices	5
Work Stations	197

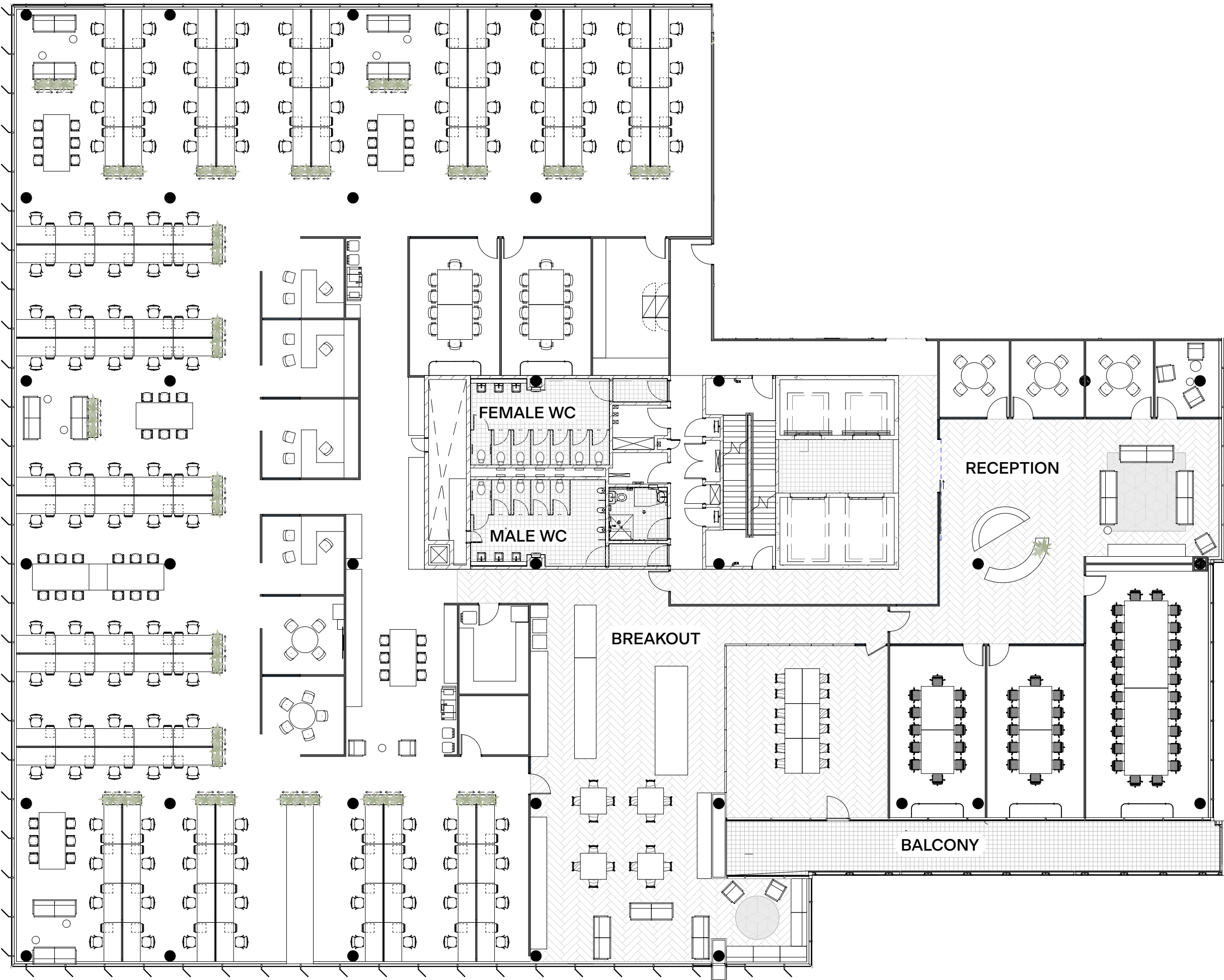


Floorplate

Level 3 - Suite 1

Total Area: 1,800sqm*

Board Room (24 People)	1
Meeting Rooms (12 People)	3
Meeting Rooms (10 People)	2
Meeting Rooms (5 People)	1
Meeting Rooms (4 People)	3
Breakout	1
Kitchen	1
Office	4



Floorplate

Level 3 - Suite 1 (option 2)

Total Area: 1,203sqm*

Board Room (24 People)	1
Meeting Rooms (12 People)	2
Meeting Rooms (6 People)	1
Meeting Rooms (4 People)	2
Meeting Rooms (3 People)	1
Breakout	1
Collab	2
Comms	1
Focus	2
Multi Functional Space	1

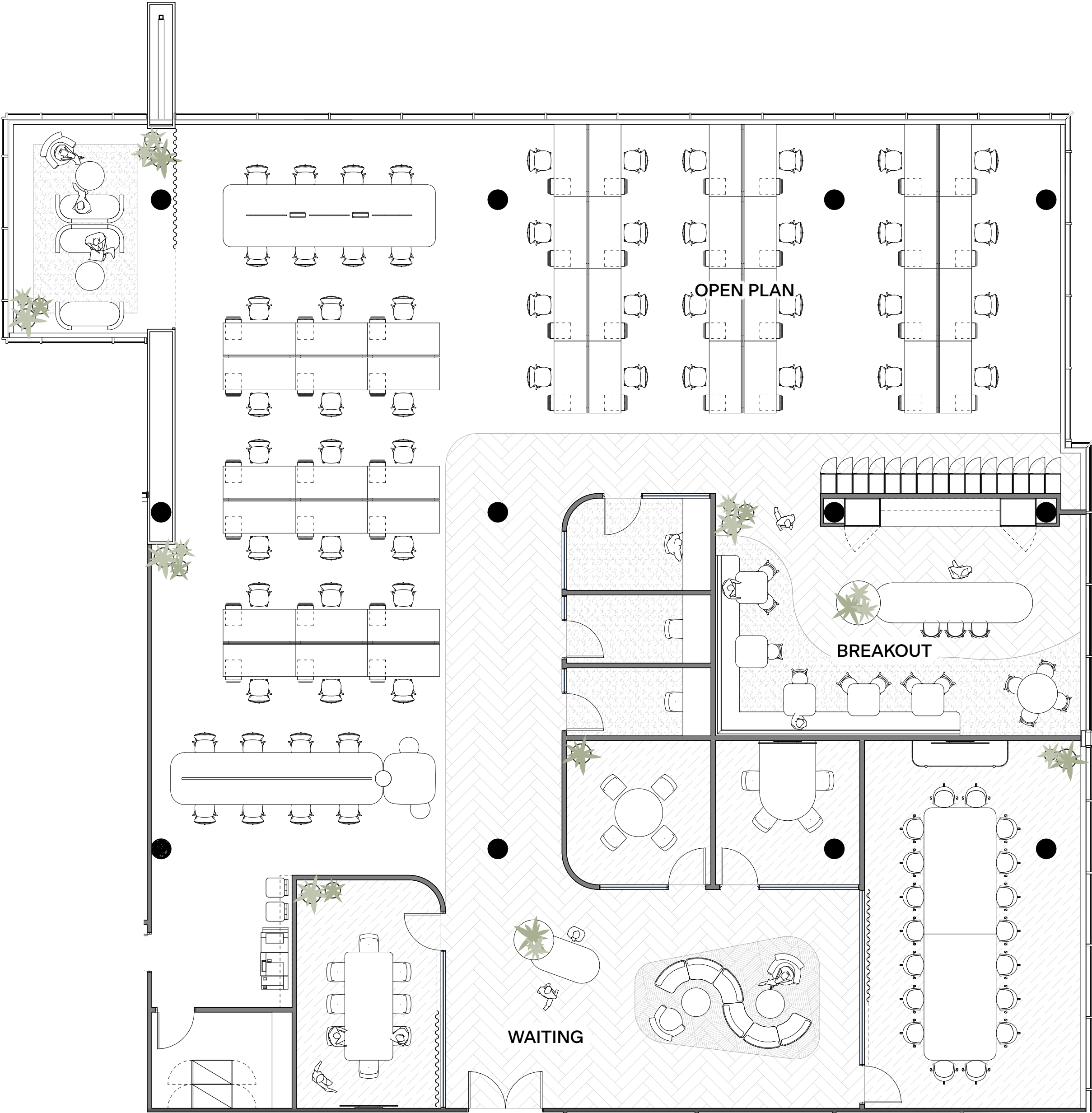


Floorplate

Level 3 - Suite 2

Total Area: 600sqm*

Board Room (18 People)	2
Meeting Rooms (8 People)	1
Meeting Rooms (4 People)	2
Breakout	1
Focus	3
Collab	1

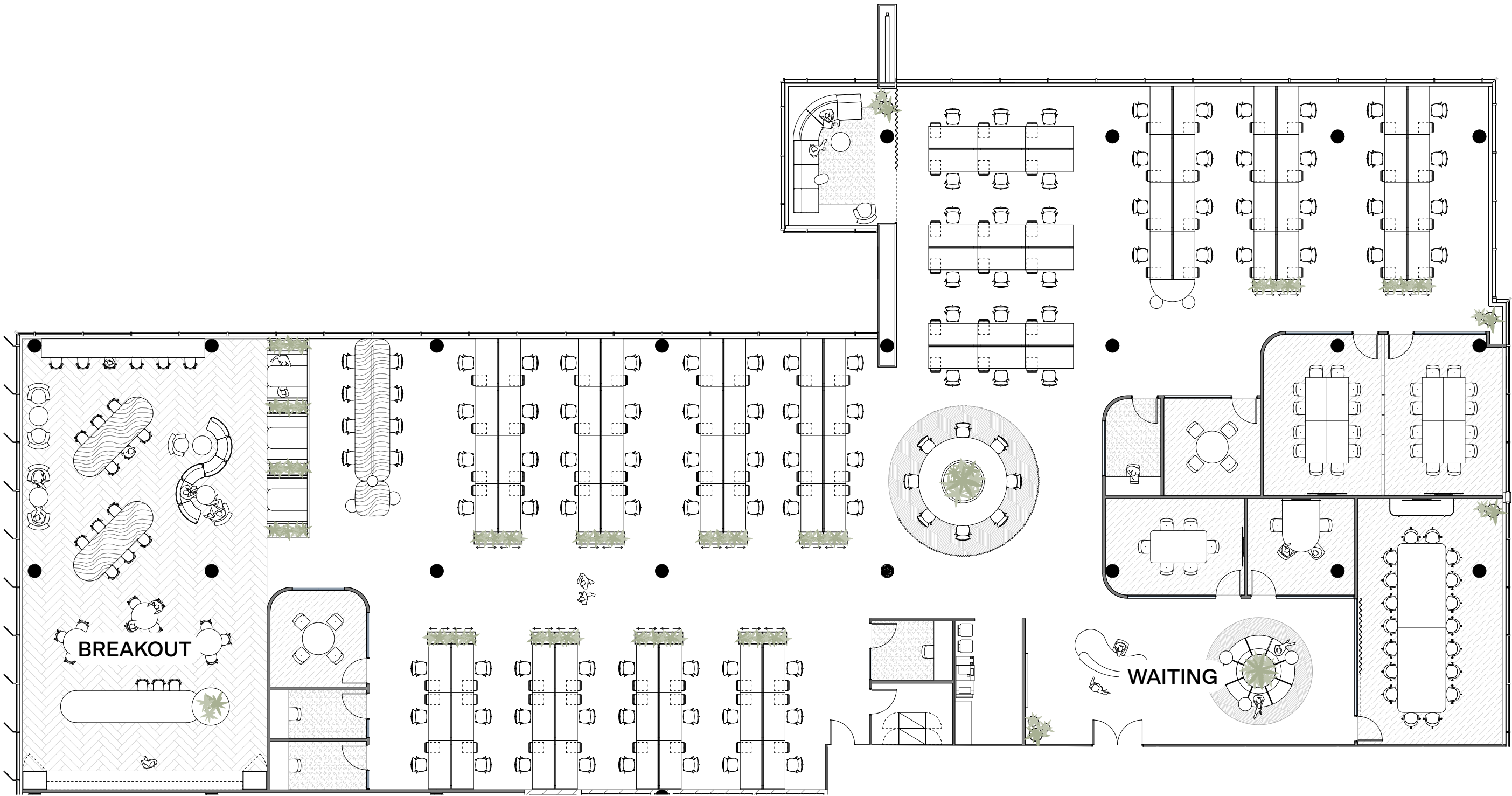


Floorplate

Level 3 - Suite 2 (option 2)

Total Area: 1,130sqm*

Board Room (18 People)	1
Meeting Rooms (12 People)	2
Meeting Rooms (6 People)	1
Meeting Rooms (4 People)	3
Kitchen	1
Collab	1
Comms	1
Focus	4

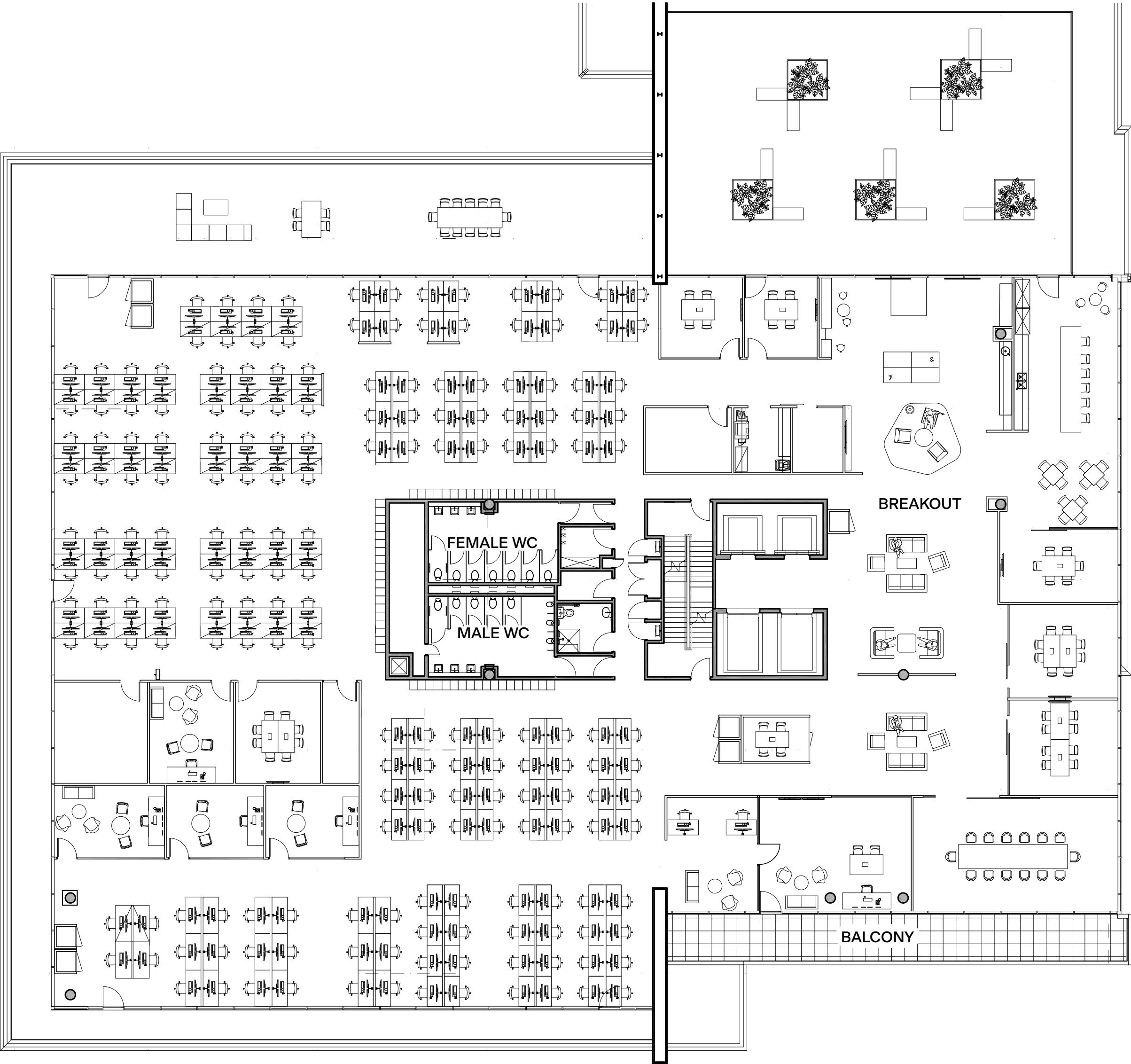


Floorplate

Level 5

Total Area: 1,595sqm*

Board Room (14 People)	1
Meeting Rooms (8 People)	3
Meeting Rooms (6 People)	1
Meeting Rooms (4 People)	3
Large Breakout Area	1
Large Reception Area	1
Work Stations	221





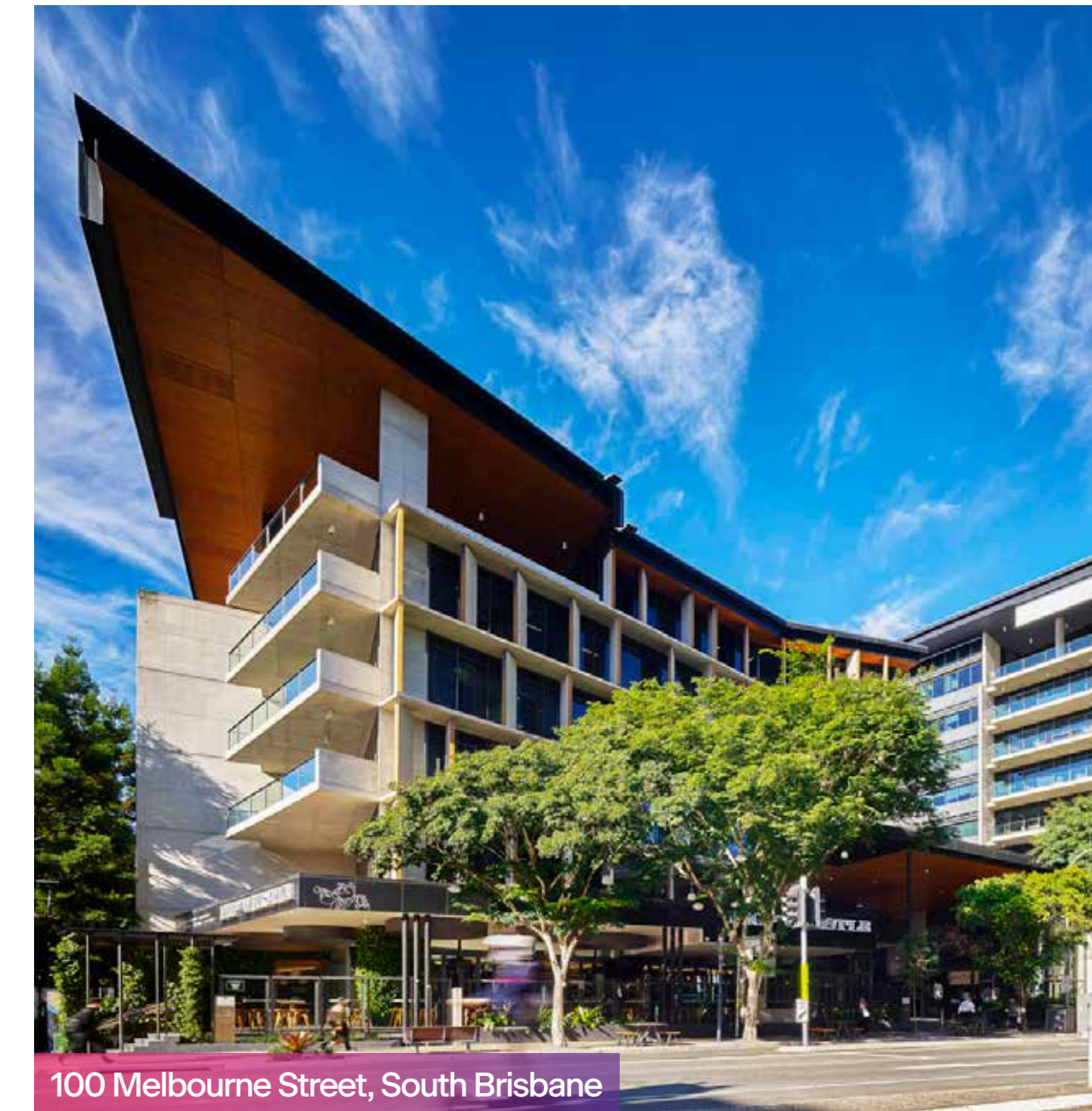
Providing space for your business to thrive



3 Murray Rose Avenue, Olympic Park



Botanicca 3, 570 Swan Street, Richmond



100 Melbourne Street, South Brisbane

For more than a decade, Growthpoint has been at the forefront of Australia's real estate investment with a vision to create spaces for people to thrive.

Specialising in industrial and office properties, Growthpoint's directly owned property portfolio today is valued at \$5 billion[^].

Its success is a testament to the company's commitment to meeting tenant's needs now and into the future. Strong environmental initiatives are at the forefront of every decision, recognised through Growthpoint's list of sustainability credentials.



Broadcast Way

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